

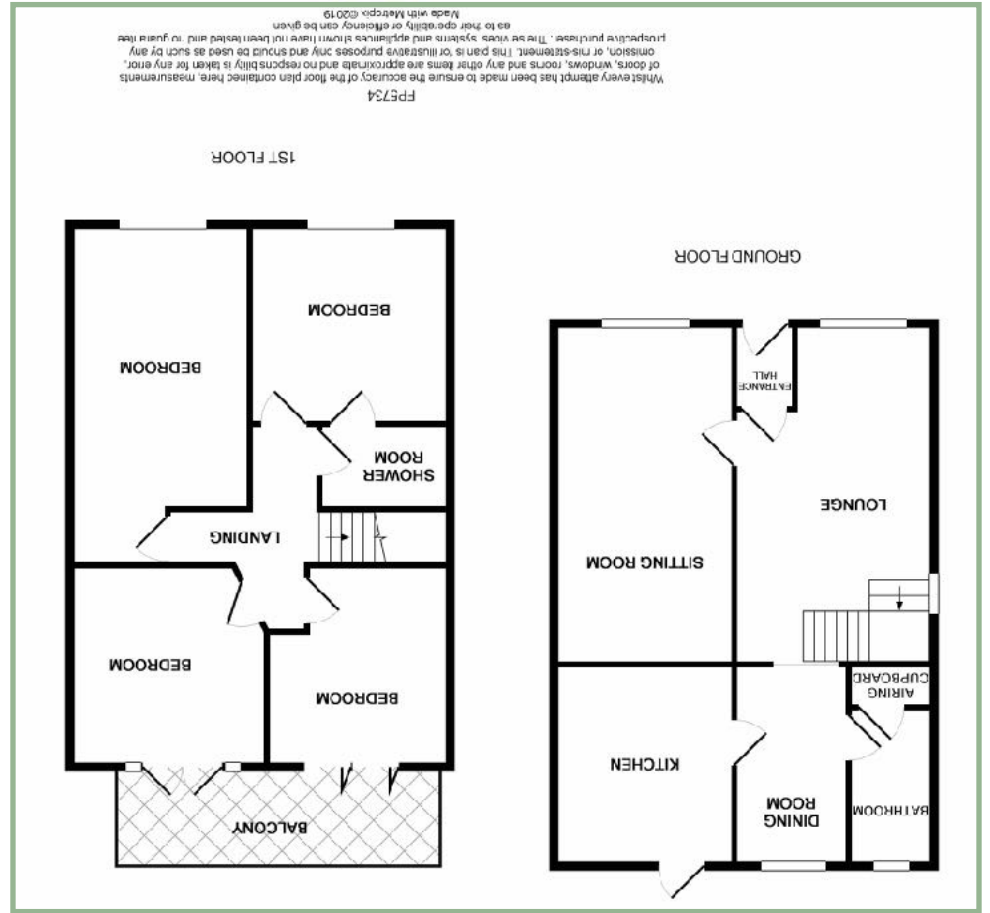
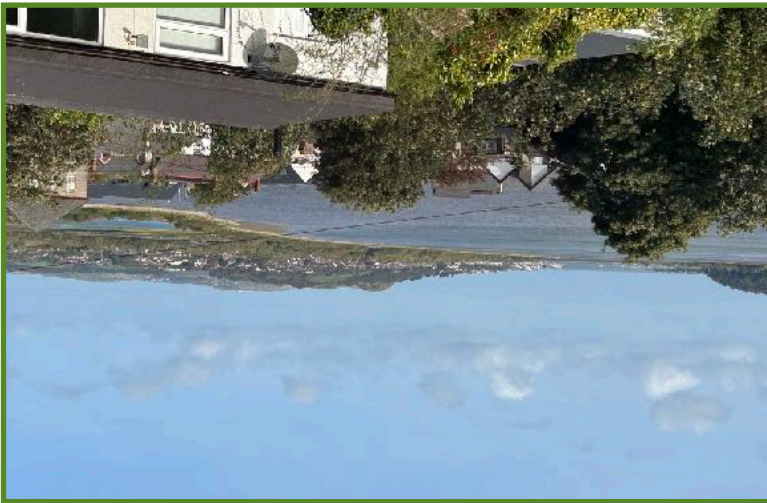
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	57 D	
69-80	C		79 C
81-91	B		
92+	A		



44 TOP LLAN ROAD
GLAN CONWY
CONWY
LL28 5ND

Beautifully Presented Four Bedroom Cottage Enjoying Superb Views

Description

A beautifully presented and extended double fronted cottage enjoying superb far reaching views taking in the mountains, countryside, estuary, Conwy and the Gt. Orme.

The deceptively spacious accommodation retains lovely character features, yet enjoys a modern extension to the first floor, with access onto a large south facing balcony. Porch, lounge with multi fuel burner, sitting room, dining room, kitchen, bathroom. To the First Floor: Two double bedrooms with doors onto the balcony and two further double bedrooms to the front and a shower room. Upvc double glazing and gas central heating. Driveway parking and good size rear garden with several seating areas and hobbies/workshop/utility with great views.

- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ DOUBLE FRONTED CHARACTER COTTAGE
- ✓ EXTENDED TO THE REAR WITH LARGE SOUTH FACING BALCONY
- ✓ GOOD SIZE GARDEN WITH WORKSHOP/UTILITY
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE SIZE & QUALITY OF THIS BEAUTIFUL COTTAGE

Accommodation

Wood and frosted glazed front door giving access into:

Entrance Porch

Quarry tile flooring, wood and glazed door giving access into:

Lounge

18' 3" x 10' 8" 5.57m x 3.25m



Sitting Room

18' 4" x 9' 8" 5.59m x 2.94m



Dining Room

10' 7" x 6' 3.22m x 1.82m



Kitchen

10' 6" x 9' 5" 3.20m x 2.87m



Ground Floor Bathroom

8' 7" x 4' 11" 2.61m x 1.50m

From the Lounge a staircase leads to First Floor Accommodation with access to loft.

Bedroom One

11' 5" x 10' 9" 3.48m x 3.27m



Bedroom Two

10' 9" x 10' 6" 3.27m x 3.20m

Bedroom Three

18' 4" x 9' 8" 5.59m x 2.94m

Bedroom Four

10' 9" x 10' 7" 3.27m x 3.22m

Jack & Jill Shower Room

6' 8" x 4' 4" 2.03m x 1.32m

Utility/Workshop

12' 7" x 8' 9" 3.83m x 2.66m

Outside

To the front of the property there is off road parking, raised walled borders with established planting. A gate provides access to the rear garden with a seating area, outside tap, further area laid to flagstones with well planted borders, steps down to a further pergola seating area, timber shed, lawned garden with established shrubs, plants and trees. There is a further wooden shed that can be found at the bottom of the garden, next to several fruit trees. A wooden gate provides access for next-door to access the rear of their property.

Location

The property is located in a popular residential area overlooking the centre of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to local shop, pubs, takeaway and Post Office.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Valley Nurseries, turn left into Church Street, right onto Top Llan Road where number 44 can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

4 Bedroom Cottage

44 TOP LLAN ROAD
GLAN CONWY
CONWY
LL28 5ND

£320,000

Reference Number: FP5734

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

